

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20792 - APPLICANT/OWNER: SLV INVESTMENTS LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-5203), if approved.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-20793) approved by the City Council.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped: 4/06/07 and the landscape plan, floor plans, and building elevations date stamped: 3/27/07, except as amended by conditions herein.
5. The standards for this development shall include a Minimum lot size of 11,007 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. The onsite street shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the map for this site.
16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203 and all other subsequent site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal filed by the applicant from the approval by the Planning Commission of a request is for a Site Development Plan Review for a 7 lot single-family development located adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The applicant seeks to develop this parcel as a Residential Planned Development as the DR (Desert Rural) General Plan Category only supports an R-PD2 (Residential Planned Development – 2units per acre) or U (undeveloped) zoning district.

This development proposal will require the approval of the accompanying Variance (VAR-20793) to allow a Residential Planned Development on 2.94 acres where Title 19.06.040 requires a minimum development area of 5 acres.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/17/04	The City Council approved a Rezoning (ZON-5203) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre); a Variance (VAR-5202) to allow a 2.94 acre development where a 5 acre development is required for a residential planned development; and a Site Development Plan Review (SDR-5204) for a proposed 7 lot single family residential development. The Planning Commission and staff recommended approval on 10/21/04.
01/27/05	The Planning Commission approved a Tentative Map (TMP-5777) for a proposed 7-lot single family residential subdivision on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue. Staff recommended approval of the request.
12/20/06	The City Council approved an Extension of Time (EOT-17977) for Rezoning (ZON-5203)
05/10/07	The Planning Commission recommended approval of companion items VAR-20793 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses with this request.	

<i>Pre-Application Meeting</i>	
3/13/07	A pre-application meeting was held between staff and the applicant's representative to revisit the recently expired Site Development Plan Review and Variance for a seven-lot residential subdivision. No changes from the previous approvals were made other than a minor adjustment to lots 6 and 7 to accommodate a utility easement.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
Month/date/year	Description.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.94 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural)	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre)
North	Single Family Dwellings	DR (Desert Rural)	R-1 (Single Family Residential)
South	Single Family Dwellings	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family Dwellings (Clark County)	Clark County	Clark County
West	Undeveloped/Single Family Dwellings	DR (Desert Rural)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Rural Preservation Overlay District	X		Y
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.040, the following proposed standards apply upon final approval of this Site Development Review:

<i>Standard</i>	<i>Proposed</i>	<i>Acceptable</i>
Min. Lot Size	11,007	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	10 Feet	Y
• Corner	15 Feet	Y
• Rear	30 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
RE (ROI to RPD2)	2 units per acre	5.88 units
Proposed Zoning	Permitted Density	Units Allowed
RPD2	2.49 units per acre	8.56 units
General Plan	Permitted Density	Units Allowed
DR	2.49 units per acre	8.56 units

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	6 Trees	4 Trees	N*
TOTAL				Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet**	Y

*Two trees were removed from the previous approval (SDR-5204) to accommodate the location of a power transformer box.

** 6-foot perimeter walls along the north, south, and west property lines already exist.

<i>Open Space – R-PD only</i>						
<i>Total Acreage</i>	<i>Density</i>	<i>Required*</i>			<i>Provided</i>	
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>
2.94 acres	2.38 units per acre	NA	NA	NA	6%	7,409 SF

*Per Title 19.06, Residential Planned Developments of 12 lots or less are not required to provide Open Space landscaping.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	7	2 spaces per dwelling unit	14	NA	21	NA	Y
TOTAL			14	NA	21	NA	Y

ANALYSIS

- **General Plan/Land Use**

The site maintains a Land use designation of DR (Desert Rural Density Residential) as shown on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan.

- **Zoning**

The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation is in conformance with the General Plan designation of DR (Desert Rural Density Residential). The 7-lot single-family development has a density of 2.38 dwelling units per acre which is allowed in the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district and the Rural Preservation Overlay District.

- **Rural Preservation Overlay District (RPOD)**

The proposed 7-lot Residential development has maximum density of 2.38 dwelling units per acre. Although the property is located within 330 feet of an existing street that is more than 99 feet wide and could potentially request a Rezoning to higher density, the applicant has submitted a proposal that is within the character of the Rural Preservation Overlay District. The proposed RPD-2 development is in compliance with the L (Low) density General Plan Land Use category and is in spirit with the intent of the Rural Preservation Overlay District.

- **Site Plan**

The proposed site plan presents an appropriate layout for this development. The density and lot sizes range from 11,007 square feet to 15,194 square feet, are compatible with the surrounding development, and are in compliance with the General Plan and Zoning Code.

- **Landscaping**

As set forth in Title 19.06.040, there is no Open Space Requirement for proposed Residential Planned Developments of 12 units or less. However, the applicant has provided a landscaped buffer along the south side of Decatur Bluff Court and a 3,938 square-foot common lot between lot 6 and lot 7.

- **Elevations**

The proposed building elevations depicting single story single-family dwellings are appropriate for a development of this type. The homes are finished with a cultured stone veneer along the front elevation with the remaining stucco finish painted with Sherwin Williams "Portabello SW 6102" (desert brown). The trim accents are finished with Sherwin Williams "Java SW 6090" and "Reliable White SW 6091" (coffee-brown and cream-white). The barrel-tile clay roofing has a mottled finish consisting of various rust and desert-tan tones.

- **Floor Plans**

The proposed floor plans depict variations of a 4 to 6-bedroom single-family dwelling that are appropriate for a development of this type.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed seven lot single-family development is appropriate and compatible with adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is consistent with the General Plan, Title 19 and the Residential Development Standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will have access to Decatur Boulevard, a 100-foot primary arterial, which is adequate to provide access to serve the proposed development. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are common for a development of this type and are appropriate as proposed.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations depicting single story single-family dwellings are appropriate for a development of this type and compatible with development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 370 by Planning Department

APPROVALS 0

PROTESTS 0